

CHAPTER VII: COMMUNITY FACILITIES AND SERVICES

Providing facilities and services to maintain or improve the public health, safety and welfare is one of the principal functions of urban government. Cities need water supply, sanitary sewers, police and fire protection, schools, parks, recreation facilities, and public buildings in which to house or administer these services. The adequacy of existing public facilities and services as well as the commitment to planning for future needs will largely determine the affect that future growth has on the quality of life. The need and the local power to plan public facilities in advance is a strong element of the Comprehensive Plan. A long-range view may often be the key to effective use of public funds.

The updated Community Facilities Plan for Winchester illustrated on Plates 5 and 6 and described in the following paragraphs is a simple inventory and statement of needs based on review of current conditions and a few general forecasts. It is based on comments from City officials and draws from the recommendations of various improvement plans by consultants. Recommendations of the 2020 Taskforce are included where applicable. No single feature of the Plan is likely to be accomplished without considerable additional study, which study may well produce different recommendations. The ability to finance public improvements must also be examined again and again over the years. The goal of providing public services and facilities efficiently and economically remains constant nevertheless.

The role of semi-public and private community facilities are often overlooked in comprehensive planning. These facilities are an important element in community facility planning because they enhance the quality of life of a community and often provide for specialized needs not available at public facilities.

EDUCATION

PUBLIC SCHOOLS - PRIMARY AND SECONDARY

The Winchester School Board of Education (BOE) is responsible for operating the City's public school system, which is comprised of four elementary schools, a middle school and a high school. The City of Winchester in conjunction with Frederick County and Clarke County, operates a vocational center and an evaluation and services center for handicapped students. Three Frederick County Schools are situated within the geographic limits of Winchester but are operated by the County B.O.E.

Winchester City Schools

The Winchester Public School facilities have been organized with grades kindergarten through the fifth grades being housed in four elementary schools, grades six through eight housed in Daniel Morgan Middle School, and grades 9-12 are housed in John Handley High School. This system of grade organization has been recommended by educators across the nation as

being the most appropriate based on the physical, emotional, social and intellectual growth of children.

The four elementary schools are Frederick Douglass(FDES), Quarles(QES), John Kerr(JKES) and Virginia Avenue(VAES). Together these schools have the capacity to serve 1,665 elementary students. The enrollment for the 1990-91 school year is 1,561 elementary students, which leaves a reserve capacity of 104 spaces. The area of the existing school sites is shown in Table VII-1. Because of the locations of the current four elementary schools it is not possible to operate them under a neighborhood service area concept. Consequently, they are operated under a district concept which entails the use of school buses to transport children who live beyond a given distance from the elementary school to which they are assigned.

The Daniel Morgan Middle School(DMMS) on Purcell Avenue is the only middle school serving the City. It has a functional capacity of 785 students. The 1990-91 enrollment for the middle school is 683 students, resulting in a reserve of 102 spaces. The middle school is operated under the district concept as are the elementary schools. School buses are used to transport students to this facility.

The John Handley High School(HHS) is the only high school serving the City. It has a functional capacity to serve 1,200 students. The enrollment for the 1990-91 school year in grades 9-12 is 825 high school students, resulting in a reserve capacity of 375 spaces. As with the other schools in the system, the high school is operated under the district concept. High school students utilize public transit or private automobiles to reach the school.

The Comprehensive Plan is concerned primarily with the location and the size of school sites upon which the physical facilities for the system will be constructed. While assumptions may be made which are in some way related to curriculum and methods of teaching, the Comprehensive Plan update is in no way intended to investigate the advantages and disadvantages of alternate educational theories and practices. Suffice it to say that the plans and standards for buildings and sites should be flexible enough to allow for changes in ideas in educational service delivery models which are sure to occur.

Elementary school sites should contain a minimum of five acres plus one additional acre for each 100 pupils expected to attend. Middle schools and high schools should contain a minimum of 10 acres plus one additional acre for each 100 pupils expected to attend. The capacities, acreage requirements, existing acreage or deficient of standards are shown in Table VII-1. As shown in the table, all schools with the exception of Virginia Avenue Elementary School meet or exceed the minimum acreage requirements. In addition, the School Board maintains a former elementary school on North Kent Street on an 8.72 acre site that has an instructional capacity of 295 students.

TABLE VII-1

Capacities, Acreage Requirements and
Reserve or Deficient Acres for Existing Schools,
Winchester, Virginia

| Name of School | Student Capacity | Acreage Requirements | Existing Acres | Reserve (+) or Deficient (-) Acres | |
|----------------|------------------|----------------------|----------------|------------------------------------|---------------|
| | <u>Design</u> | <u>Functional</u> | | | |
| FDES | 600 | 500 | 11.00 | 17.25 | + 6.25 |
| VAES | 475 | 381 | 9.75 | 8.06 | (-1.69) |
| QES | 425 | 337 | 9.25 | 10.10 | + .95 |
| JKES | 600 | 447 | 11.00 | 15.90 | + 4.90 |
| DMMS | 1,000 | 785 | 20.00 | 32.00 | +10.00 |
| HHS | <u>1,500</u> | <u>1,200</u> | <u>25.00</u> | <u>35.31</u> | <u>+ 8.31</u> |
| Totals | 4,600 | 3,650 | 86.00 | 118.62 | (1) |

(1) Surplus acreage in one site cannot offset deficiencies on other sites. In addition, the School Board has a standby elementary school on North Kent Street on a 8.72 acre site with a functional capacity of 295 students.

The capacity of each City school and the approximate number of students expected to remain in attendance during the 1990-91 school year are shown in Table VII-2. This table shows that the City school system has the reserve capacity to absorb about 104 additional elementary school students, an additional 102 middle school students, and an additional 375 senior high school students. The School Board estimates that this reserve capacity should be adequate to provide for enrollment through at least 2000. However, if the state mandates a pre-school program for four year olds, this will impact upon the reserve capacity of the elementary schools. This may necessitate the renovation and use of the old school on Kent Street or the expansion or replacement of one of the existing elementary schools.

The estimated capacity of several of the Winchester schools has changes to some extent due to programmatic changes and mandates by the State and Federal governments, and maximum class size for kindergarten, pre-first and special education classes. Program additions and changes have established limits as to the number of students which can be housed per classroom space. This impacts on the student capacities in most buildings.

In 1987 a Long Range Capital Improvements Plan (CIP) was adopted by the School Board. In 1988 the first phase was implemented with the construction of the new Frederick Douglass Elementary School on a 17.25 acre site near the Cedarmeade subdivision in the south end of the city. This school opened in September of 1990. It replaced the old Frederick

TABLE VII-2


Student Capacities, Expected Student Loads,
and Reserve or Deficient Capacity, 1989-90 School Year,
for Winchester, Virginia

| Name of School | Student Functional Capacity | Student Load 1990-91 | Reserve (+) or Deficient (-) Capacity |
|----------------|-----------------------------------|----------------------------|---|
| FDES | 500 | 390 | + 110 |
| VAES | 381 | 367 | + 14 |
| QES | 337 | 352 | (-15) |
| JKES | 447 | 452 | (-05) |
| DMMS | 785 | 683 | + 102 |
| HHS | <u>1,200</u> | <u>825</u> | <u>+ 375</u> |
| Totals | 3,650 | 3,069 | + 581 |

Douglass school (renamed to Kent Street school) which is now held in reserve for future programs or as interim classroom space for when the second phase of the CIP is implemented. This phase recommends the replacement of Virginia Avenue Elementary School on its existing site and the renovation and expansion of Quarles Elementary School. This would give the City a functional capacity of 2,000 students and provide four modern facilities to house the elementary program well into the twenty-first century. The middle school and high school appear to be adequate to support a modern educational system at least to the year 2000.

Since school grounds are used as part of the parks and recreations system, the School Board and the City Recreation Department work together to provide neighborhood recreation facilities and programs on all school sites, including use of school buildings for recreation and other community purposes.

Dowell J. Howard Vocational Center



The Dowell J. Howard Vocational Center is operated jointly by the City of Winchester and Frederick and Clarke Counties. The center offers classes in 15 vocational education programs in conjunction with the high schools in each jurisdiction. Two-year vocational programs are as follows: Auto Body Repair, Auto Mechanics, Bricklaying, Building Maintenance, Carpentry, Cabinetmaking, Commercial Foods, Cosmetology, Data Processing, Drafting, Electrical Technician, Electronics, Occupational Child Care Assistant, Practical Nursing, and Printing. Students spend one-half day at their home high school and one-half day at the Vocational Center with transportation provided between the schools. The Vocational Center has a capacity of 470 day students. The enrollment for the 1990-91 school year was 332, 86 of whom were from Winchester. Adult education and state-approved apprenticeship programs are offered in the evenings with enrollment

estimated at 1345 for the '90 - '91 school year. A full-time job placement coordinator helps students and adults transition into the local labor force.

Northwestern Regional Educational Center

The Northwestern Regional Educational Center is located in a remodeled school in Frederick County, just north of the City border. The center is operated as a cooperative program of Winchester City and Frederick and Clarke Counties to provide for the needs of selected handicapped students. Programs are provided in the areas of preschool handicapped, multiple handicapped, severely and profoundly handicapped and emotionally handicapped. In addition to direct classroom services, the center offers related services in the areas of occupational therapy, physical therapy, speech therapy, and adaptive physical education. The staff includes a director, classroom teachers, classroom aides, a school psychologist, a school nurse, a school social worker, three speech therapists and two child development specialists. The enrollment for the 1989-90 school year was 101 with 33 of those students from Winchester. With the present building at capacity and with one mobile classroom being utilized, it is recommended that future consideration be given to building an addition or relocating.



Frederick County Schools

Frederick County Schools currently include seven elementary schools, one of which is situated in the City. A new elementary school was recently completed near Armel and the temporary reuse of the old Gainesboro school is expected to cease once a new school is constructed in that area. Of the two middle (intermediate) schools, one is within the City. High school facilities currently comprise two campuses with grades 9 and 10 accommodated at the Amherst Campus in the City and grades 11 and 12 accommodated at the Ridge Campus in the County.

Construction of a second high school to accommodate growth in the south half of the County as well as plans for a third intermediate school could lead to a shift in grade levels attending some of the existing facilities. Frederick County has indicated a interest in selling Robinson Elementary and Frederick County Intermediate- both situated within the City. Additional intermediate and high school facilities could, depending upon district boundaries, reduce the amount of school traffic utilizing City streets.

PRIVATE SCHOOLS - PRIMARY AND SECONDARY

Private schools within easy commuting distance for area children include Sacred Heart Academy, Grafton, Winchester Montessori, Powhatan, Rosedale Christian Academy, Shenandoah Valley Christian Academy, Timber Ridge, and Wakefield Country Day School. Grafton and Timber Ridge provide for specialized educational needs. All of these schools are attended by at least one student from Winchester. Schools within the City are described below.

Grafton School

Grafton School serves approximately 50 autistic and mentally retarded children, ages 6-15, at two locations in Winchester. The facility at 407 Elm Street consists of one academic building and four boarding school residences and provides academic and residential services to 32 autistic students. The vocational facility at 12 North Washington Street provides life and job skill training for up to 30 students.

Grafton's aim is to educate students in life and job skills, as well as the more traditional school skills. The student enrollment is anticipated to be at current levels for the next two to three years.

Winchester Montessori School

The Winchester Montessori School is located on Henry Avenue and was recently approved for a small expansion. Current enrollment is 44 and is currently limited to pre-school through first grade.

Sacred Heart Academy

Sacred Heart Academy, situated on Amherst Street immediately adjacent to the new Sacred Heart Catholic Church, was established in 1957 and provides a Catholic education program. The Academy has classes ranging from K to grade 8 and also offers an After-School Care Program to assist working parents. Current enrollment totals 233 students, 64 of which are from the City of Winchester. The staff consists of 18 teachers. A site plan prepared in 1987 identifies a possible 6000 square-foot addition to the school which would be needed to accommodate the current goal of doubling the elementary enrollment.

THE HIGHER EDUCATION SYSTEM

The higher education facilities serving the Winchester area consist of Shenandoah University in Winchester and Lord Fairfax Community College located in Middletown. James Madison University in Harrisonburg and colleges in northern Virginia such as George Mason University are within commuting distance. Also, a recently developed cooperative program utilizing satellite transmissions to Shenandoah University allows students to enroll in classes from Virginia Polytechnic Institute, Old Dominion University, University of Virginia, and Virginia Commonwealth University.

Shenandoah University

Shenandoah University, related to the United Methodist Church, is a private educational institution offering baccalaureate and masters degree programs. It is located on a tract of land adjoining the Jim Barnett Park. Along with a seven-acre tract acquired from the City, a vacant 18-acre tract known as the Seale Parcel was acquired in 1983 and is situated immediately east of Interstate 81 in Frederick County. Direct access to the parcel is limited to a narrow gravel road along Abrams Creek running under the interstate. The twelve major buildings and six minor buildings on the City site are arranged to form a quadrangle with some openness to the west.

Shenandoah also operates from three off-site facilities. The Old John Kerr Elementary School was purchased from the City and serves as the School of Nursing . More recently, a physical therapy program began classes in the former hospital building, on Cork Street, supporting reuse of the building as a health services complex. The new Winchester Medical Center also provides teaching and practice space for health professions.

Current enrollment in the University numbers 1,158 students in 1990 (859 Undergraduate, 128 Graduate and 171 Non-Degree) and is targeted for ambitious expansion to nearly 2,500 by the year 2000. Approximately 32% of the enrollment is in the Conservatory for music, theater, and dance. A little over 20% are enrolled in the Byrd School of Business. About 17% of the enrollment is in the School of Nursing and Allied Health. Faculty numbers over 120 persons. About half of the students live in campus housing; the rest live either at their homes in the area or find housing in the community. A little over 200 students are from Winchester originally. As the enrollment grows, more and more students will be seeking housing in the community. As the University expands its program it will need new buildings. The University desires that this expansion be controlled in such a way as to preserve the open space structure of the institution and is studying several alternatives as means for reaching this goal.

A master plan was prepared for the University in March of 1988 by the Cox Company and provides an indepth analysis of the physical constraints of the main campus site. The plan also presents numerous recommendations for accommodating expansion while also improving the visual image of the entire campus. The plan identifies at least five new major buildings that could be added to the main campus including the new library, a performing arts center, a parking garage, an athletics building, and an administration building. An administrative wing to an existing building is nearing completion and construction is well underway for the new library. Plans for a 3,000 seat arena have also been prepared for the Seale Parcel.

The existing main entrance to the campus is situated off of a one-way segment of the former Millwood Avenue which allows fairly direct access into the site from the interstate but offers poor egress. An alternative road design has been considered, but is complicated by the closeness of the interstate ramps and nearby signalized intersections at Frontage Road and at the entrance to Apple Blossom Mall where Jubal Early Drive currently intersects Apple Blossom Drive. Additional access is provided from Pleasant Valley Road through Jim Barnett Recreation Park.

Lord Fairfax Community College


Lord Fairfax Community College is located on a 101-acre site on US Rt. 11 north of Middletown with easy access from Interstates 81 and 66. It is a division of the State Community College System and offers associate and arts degrees and certificates in arts, applied science and science. A variety of occupational-technical programs for direct entry into the job market is also offered. Nearby localities purchased the site and financed site development. Winchester's portion of the building and site development was 11.2%.

Currently enrollment at the Community College numbers 2,636 students, 712 full-time and 1,924 part-time. The faculty is composed of 40 full-time members and 100 part-time members. The Community College projects an enrollment of close to 5,000 by the year 2000. No on-campus housing is provided because most students live in the surrounding area.

The Community College has completed Phase II expansion which added labs, shops, faculty offices and storage facilities. Phase III will include a learning resource center, housing a new library and teleconferencing facility. The College doubled space in the student center last year to accommodate over a 40% increase in enrollment during the past three years. Construction of a classroom building is envisioned to be needed within the next 5 years. More than 50% of all persons from the Frederick County and Winchester area who attend college go to Lord Fairfax Community College. The average age is just under 30 years.

JOB TRAINING

Tri-County Virginia OIC



The Tri-County Virginia OIC assists in finding part-time and full-time employment for Winchester and Frederick, Clarke, and Warren County residents over 17 years of age who are economically disadvantaged. OIC is located at 3751 Shady Elm Road just south of the City off Route 11 near the GE plant. Total 1990 enrollment was 257 with 45 percent of the trainees residing in Winchester. Staff includes 10 full-time professionals.

Projections for the year 2000 place enrollment at 400 with approximately 40 percent being City residents. The current facility would need to be doubled to 20,000 square feet and two additional areas of training would be added to those already in place for nursing, carpentry, cashier/clerical, and pre-production familiarization. OIC is also interested in establishing a day care center and a training component for child care.

RECREATION, OPEN SPACE, CULTURE

The plan for recreation and open space is primarily concerned with outdoor recreation. This is not to slight equally important indoor recreation, but does recognize that the plan is more concerned with land, land on which both outdoor and indoor recreation can take place, than it is with the recreation programs which must be developed to make best use of the land once it is acquired. Both land acquisition and development and recreation programs are important to provide a recreation system which can be enjoyed by all citizens.

Culture focuses more on buildings and includes important resources such as the Handley Library as well as the three City museums. A greater awareness of the effect that tourism can have on the local economy has resulted since the opening of the Winchester-Frederick Visitors Center. In the near future, the Kurtz Cultural Center will open in Old Town. Numerous cultural events and clubs add to the quality of life in Winchester, but are beyond the scope of this plan.

CITY PARKS AND RECREATION

Outdoor recreation involves a limitless variety of activities and experiences, playing sand-lot ball, swinging, exploring a tot-lot, going on a picnic, walking or jogging or riding a bike or just sitting on a bench, the list is endless. Just being outdoors is often a welcome recreational change. These experiences are a part of all of our lives from the richest to the poorest and our lives are more enjoyable, perhaps even more healthy, because of them. Even if an individual does not use the parks very often, they can still enhance his life in the City (and his property values) by providing attractive open space.

As noted before school buildings and grounds should be considered part of the community's recreation system. Schools form a logical center for neighborhood recreation activities. Wherever possible schools and parks are planned to adjoin each other in order to share certain facilities and costs. Such a combination of school and park sites eliminates duplication of facilities and allows more efficient use and maintenance of space thus resulting in substantial economies to the community.

Elements of the Park and Recreation System

The parks and recreation system is composed of properties that differ in function, size, location, service area, and in development. Generally, however, they can be divided into three categories based on the areas that they serve. These are:

1. Neighborhood facilities. Neighborhood facilities are designed to serve a single neighborhood and should be centrally located for the area served. When possible, these facilities should be adjacent to or incorporated with a school. The three most common types of neighborhood facilities are the playlot, the playground and the neighborhood park. Playlots are small areas intended for children of pre-school age. The neighborhood playground is an area which serves primarily the needs of the 5 to 12 year age group but may also afford limited facilities to the entire neighborhood. The purpose of the neighborhood park is to provide an attractive neighborhood setting and a place for passive recreation for people of all ages.
2. Community facilities are designed to serve several neighborhoods, and should be centrally located for the area served and when possible be adjacent to a school. The most common types of community facilities are the playfield, the community park and the major urban park. In some communities the playfield and the community park are combined to form a playfield -- park. The playfield should be designed as a multi-purpose area which provides facilities and activities for all age groups. Portions of a playfield should be developed for highly organized team sports. The concept of the community park is not well defined but such

parks are generally fairly large, 25 to 50 acres. The major urban parks are designed and developed for diversified use by large numbers of people. Desirable features for major urban parks include large picnic areas, athletic fields, play areas, nature trails, and perhaps a golf course, boating lake, swimming facilities, zoo or botanical garden.

3. Regional facilities are designed to serve an entire region, usually more than one city, town, or county. The two most common facilities in this category are the reservation and the regional park. Reservations are usually large open areas not necessarily developed for recreational purposes but providing for activities which are primarily incidental to the maximum enjoyment of nature and of the natural scenery. Activities may include camping, picnicking, swimming, fishing, boating and winter sports. Regional parks are also large outlying areas, but these are developed for more intensive recreational purposes. In addition to preservation of the natural landscape facilities may include the same as for the reservation, but in addition there may be playfields, playgrounds and more extensive facilities for camping, picnicking, and other outdoor activities.

Standards for Park and Recreation Facilities

For each of the categories discussed above, standards may be adopted for size of facilities, for location, for service areas, and for the population age groups to be served. Recommended park and recreation standards for Winchester are shown in the Data Book. These standards are based on standards for Winchester are shown in cross-section of organizations and governments. They are minimum standards rather than ideal standards. Therefore, it would be desirable to provide more than the minimum in all categories.

Existing Park and Recreation Facilities

Existing parks and recreations facilities are shown on the Community Facilities Plan (Plat 5). At the neighborhood level, four elementary schools, Daniel Morgan Middle School, and Handley High School provide playground area. In addition, playground area is provided by Frederick County at the Frederick County Intermediate School and the James Wood Amherst Campus. There are also ten neighborhood parks in Winchester ranging in area from two to six acres.

At the community facility level, playfields are supplied by the middle schools and high schools. The Jim Barnett Park (formerly Winchester Recreation Park) is a major urban park, encompassing about 250 acres adjacent to the east central corporate limits. This park has been designed and developed for diversified use by large numbers of people. Recreation facilities and programs in the parks have been oriented to organized activities such as league play and group picnics. One of the major

facilities in the park is the War Memorial Building which contains meeting rooms, administrative offices for the Parks and Recreation Department, arts and craft classes, physical fitness rooms, handball-squash courts, and a regulation size indoor swimming pool.

In addition to the olympic sized outdoor pool and numerous civic club picnic pavillions, Jim Barnett Park includes lighted ballfields, tennis courts, horseshoe pits, and a familyland area containing miniature golf, volleyball, paddleball, and a playscape. The creation of Wilkins Lake in 1983 improved the usability of the southern portion of the park and offers one of the few locations for fishing within walking distance. The McCormac Ampitheater offers space for larger outdoor performances.

Improvements planned for the park include additional land acquisition at the northwest corner of the park, renovation of the athletic fields, improvement of the ampitheater, redesign of vehicle access and parking, and the possible development of an indoor activity center west of the War Memmorial building. A updated master plan for the park would greatly assist the City and the Recreation Board in implementing a capital improvement program.

Regional level facilities within an hour's drive include over 60,000 acres of State and 830,000 acres of Federal reservations and parks, including the Blue Ridge Parkway and the Appalachian Hiking Trail administered by the U.S. National Park Service. Also, over 100,000 acres of the Shenandoah National Park administered by the National Park Service, and over 700,000 acres of the George Washington and Jefferson National Forests administered by the U.S. Forest Service are nearby. In addition, there are over 60,000 acres of State managed land including wildlife management areas, public fishing lakes (recently improved with the opening of Lake Frederick), State forest and natural areas. A State arboretum, Blandy Farm, is located in Clarke County.

Altogether, the recreation system at neighborhood community and regional levels offers a wide variety of recreational opportunities to the people of Winchester.

Future Park and Recreation Needs

Analysis of the existing system against the standards indicates that the system is adequate at community and regional levels. The vast areas of the State and Federal recreational lands will serve regional needs for the indefinite future. Jim Barnett Park, developed in accord with a master plan, will serve the needs of the City for major urban parks for several decades into the future.

At the neighborhood level, overall deficiencies are minor (if County facilities are taken into account) and result partly from problems of distribution of play area among the several neighborhoods. In general, however, neighborhood parks and play area on school grounds are well distributed throughout the developed residential areas of the City.

Population growth in the City is expected in the next ten years. At four acres per 1,000 population for neighborhood playgrounds and parks this

growth indicates a need for additional acreage in neighborhood parks and playgrounds, probably distributed to two or three different sites depending on the location of new residential subdivisions. As discussed in connection with the Future Land Use Plan, new residential development is most likely to take place in southern and western sections of the City.

OPEN SPACE

Subdivision Open Space Dedications

The City subdivision ordinance permits the Subdivision Administrator to require subdividers of residential subdivision to set aside land for parks and playgrounds (among other public purposes) up to 10% of the area of the subdivision. The lack of a minimum acreage or percentage dedication makes it difficult for developers to determine how many lots can be placed on the land assuming minimal acceptable open space dedication. If future subdivisions are sufficiently large, this provision may be used to supply the needed additional neighborhood parks and playgrounds.

A 30-acre tract subdivided into about 100 lots might be required to reserve a park of about 2.5 acres. This is a fairly large subdivision for a City the size of Winchester. Therefore, the City should be alert for opportunities to use its own funds to secure well-located tracts of suitable size for neighborhood park and playground use, especially small tracts in developed areas where open play area is limited. Some of these opportunities may be in flood plain areas which should not be developed for other purposes but which can be used for parks and open space. Meadow Branch open space exemplifies the streambelt park concept. The recent acquisition of approximately 15 acres of the Shawnee Springs floodplain south of Pall Mall Street offers an excellent location for a nature interpretation center while also assuring groundwater recharge.

A significant number of townhouse and apartment developments were approved since the last plan update and have provided some additional open space. The ability of these areas to support active recreation is marginal and lead to zoning amendments specifying minimum standards for active recreation areas separate from passive open space. Also, while the option of establishing homeowner associations for maintenance of open spaces reduces City maintenance responsibility, it also restricts public use of these "semi-private" spaces. Where the subdivision ordinance requirements are applied, the City should make sure that the land set aside for parks and playgrounds is suitable for those purposes and not merely "leftover land" not suitable for any urban purpose.

Cemeteries

Cemeteries, while not generally open for public recreation, do complement the open space system in addition to reflecting the cultural heritage of the area. The presence of two civil war cemeteries also encourages tourism. There are four major cemeteries in the City. The largest cemetery, Mount Hebron, is actually made up of four smaller cemeteries including two church cemeteries and the Stonewall Confederate Cemetery. Immediately to the north is the U.S. National Cemetery. Sacred

Heart Cemetery and Orrick Cemetery are located just south of the downtown area. Smaller family cemeteries and a Quaker burial ground are also located within the City.

Bikepaths, Bikeways, Bike Routes

Bicycle facilities can be accommodated in a number of ways both on and off public right-of-ways. The transportation chapter addresses this issue briefly and contains recommendations calling for designation of some bike routes along existing and proposed streets. Abandoned and unused railroad right-of-ways offer excellent locations for bikepath use. Streambelts such as Town Run, and Abrams Creek provide opportunities for bikepaths or combined bikepath/jogging trails. The open-air channelized part of Town Run could fairly easily be adapted to allow for bikepath use by incorporating ramped access points in certain locations.

Golf Courses/Driving Ranges

While no golf courses are situated within the City, two 18-hole facilities, one public and one private, are situated just to the east. Design Development provisions in the zoning ordinance should encourage the inclusion of 9-hole courses or smaller greens. There has been recent interest in development of driving ranges and miniature golf facilities. The City constructed a small miniature golf facility in 1986 and two additional facilities are being developed privately.

CULTURAL FACILITIES

Library Services


The Handley Regional Library serves 78,347 people in the City of Winchester, Frederick County and Clarke County. The Library has a 33,000 square foot main library downtown. Only 20,000 of this facility can be considered in calculations of minimum state recommended service area. A 1,794 square foot branch library is located in Berryville. The library operates a bookmobile to transport books for use at various points around the service area. The library building itself is a registered Virginia Historic Landmark.



The Library offers a full range of services to children and adults in addition to a local history and genealogy archives. The library holds approximately 82,000 books and 3,000 periodicals/subscriptions. Circulation totalled about 225,000 volumes last year. Recent conversion to automated cataloging and circulation enabled the library to get books out to the public more quickly. The State has recommended minimum standards for public libraries in Virginia. As a regional facility, the Handley Library now falls below these standards. For example, the standards recommend a stock of at least 2 volumes per capita compared to 1.0 that current exists. State standards also suggest that the minimum aggregate square footage of all buildings should total at least 0.6 square feet per capita. The current library facilities amount to approximately 0.3 square feet per capita. One


objective of future plans should be to bring the library up to State standards. Since further expansion on the present site is impractical, future plans should include consideration of another branch perhaps in the Stephens City area of Frederick County, depending on future patterns of growth.

Museums



The City owns three museums which are administered by Winchester-Frederick County Historical Society. George Washington's Headquarters is situated at the southwest corner of Old Town. Abrams Delight (Hollingsworth House) is situated adjacent to the Winchester-Frederick County Visitors Center on Pleasant Valley Road near Exit 80 (aka Exit 313) of I-81. Stonewall Jackson's Headquarters is situated within a residential neighborhood at the north end of the Historic District. The Historical Society maintains a leased office in a structure situated inside the wall around National Cemetery. Numerous private and semi-public buildings including churches, meeting houses, and residences are located within the City and should be considered for public acquisition if circumstances warrant.

Winchester-Frederick County Visitors Center




The Winchester-Frederick County Visitors Center is situated off of Pleasant Valley Road in the Hollingsworth Mill beside Abrams Delight. The Center opened in 1987 and was the result of a joint effort between the City, Frederick County, and the Chamber of Commerce. The Chamber manages the Center and maintains offices above the Center. The Center averages about 35,000 visitors annually and responds to at least that number of telephone and mail inquiries. The proximity to Abrams Delight and Jim Barnett Park offers excellent recreational opportunities that should be maximized.

Kurtz Cultural Center

The Kurtz Cultural Center is scheduled to open in 1991 and will provide 14,500 square feet of exhibition and office space for cultural events and organizations respectively. The Center is located at the corner of East Boscawen and North Cameron Streets and should offer some relief to office space constraints in Rouss City Hall once the Downtown Development Board relocates. The building was transferred by the City to Preservation of Historic Winchester, a local preservation non-profit organization credited with preserving many City structures subject to PHW undertaking extensive building restoration.

Youth Development Center



Youth Development Center, Inc., a non-profit corporation has proposed a center for youth-serving organizations in Winchester, Frederick County and Clarke County. The center will consist of a 12,000 square foot activity center located at 3 Battaile Drive. An office complex is proposed on the opposite side of Hoge Run fronting on Shawnee Drive in the County.

GOVERNMENT ADMINISTRATION

Public buildings represent large capital investments. Once in place they tend to become permanent. Care must be taken to choose an adequate site in the best location for each public building so that it will perform successfully during its period of use.

City Administration

Renovation of Rouss City Hall located at 15 North Cameron Street was completed in 1986 and provided elevator handicap access, exhibition space, restoration of the paired stairway lobby, restoration of the Council Chambers, and much needed office space. Relocation of the Economic Development Commission office to 12 Rouss Avenue and anticipated relocation of the Downtown Development Board (DDB) to the Kurtz Cultural Center offers opportunities for reallocating existing space. The DDB office currently consists of a partitioned area of the Fourth Floor Exhibit Hall which exhibits poor acoustics more than anything else. Consideration should be given to internal remodeling which would offer more permanent office space in this area. One possibility would be to relocate the exhibition area to the Kurtz Cultural Center also.

An office space needs study was included in the Capital Improvement Program for 1994 and should provide recommendations for internal changes. Limited seating capacity restricts the usability of Council Chambers for large public meetings. Current utilization of the building by organizations such as Apple Blossom Festival should also be evaluated.

County Administration

The May 1990 Comprehensive Policy Plan for Frederick County addresses County administrative office needs. It states:

The County's administrative office building at 9 Court Square is in need of either renovation or complete replacement. A space needs analysis and site selection process is underway in relation to County offices. Site located in the County will be considered, along with the current downtown site. When this process is completed, design of new office space will begin. New County offices could be completed within the next two to three years. The new offices will be intended to bring the County government activities together into a centralized facility. Total administrative functions now occupy 75,000 square feet. New facilities will be built with additional space to accommodate future growth.

The 1982 update of the City Comprehensive Plan included extensive discussion of the evolving government center concept which included the Winchester-Frederick County Joint Judicial Center completed in 1984. It stated that all new construction required for County needs was proposed to be located in the McCormac lot (in front of the Judicial Center) as would new construction required to bring the combined court facilities and related

functions into one building. The 1982 Plan identified the possible extension of County offices into the J.C. Penney building now owned by the County with a long range recommendation (year 2000) to construct two new buildings, one for the City and one for the County on the McCormac lot. Renovation of the Kurtz Building was identified as an alternative to construction of the City Office building. In addition to providing for space needs, the overall project was promoted by the Joint Facilities Committee because it would greatly enhance the economic viability of the downtown area and maintain its role as a focal point for public activity.

HEALTH AND SOCIAL SERVICES

Health and Social Services incorporates a wide array of facilities and services with interrelated missions. Long-range planning can no longer focus only on facilities which are entirely public. Many special needs of the population are handled by private sector organizations on a regional basis. Changes in the provision of health care require constant review of landuse regulations and policies to assure effective service.

SOCIAL SERVICES

Currently, City and County Social Services are administered independent of each other. Recent studies including the report of the Taskforce 2020, a long-range planning committee comprised of City and County citizens and officials, suggest that these two social services agencies be considered for consolidation.

City Social Services

The City Department of Social Services, at 33 East Boscawen Street is located in a City-owned building opposite of City Hall. Extensive building renovation is anticipated if the department is to remain in the present facilities. The department provides a broad range of economic assistance and social service programs in accordance with State and Federal laws. Public social service in Virginia is a locally administered, state supervised program financed by various levels of government.

As of 1990, the department administers the Section 8 Housing Assistance program which helps approximately 35 low income families with rent payments. The program also manages the moderate housing rehabilitation program resulting from the 1980 Community Development Block Grant effort targeted at sections of North and South Kent Street. Additional units are anticipated through housing rehabilitation included in the 1989 North Kent Street Neighborhood Improvement Program.

County Social Services

County Social Services are located at 117 West Boscawen Street with approximately 5,400 square feet of net office space. Services provided are similar to those indicated above under the City Social Services office. A study prepared for the County indicates that additional office space will be needed within five years.

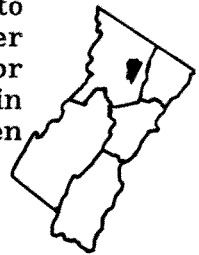
Northwestern Community Services

Northwestern Community Services Board is a community-based public mental health, mental retardation, and substance abuse agency offering comprehensive services to residents in the City as well as in Frederick and Clarke Counties. The office located in Frederick County near the intersections of Routes 50 and 522 contains approximately 11,000 square feet of leased space with a need for 3,000 additional square feet within five years. A community house totalling about 4,100 square feet is being proposed for a location in the City given the availability of public transportation available.



Shenandoah Area Agency on Aging

The Shenandoah Area Agency on Aging (SAAA) was established in 1975 to promote the general health and well-being and quality of life of older people and their families. The SAAA provides congregate meals at senior centers in addition to home-delivered meals. The agency is headquartered in Front Royal and serves Clarke, Frederick, Page, Shenandoah, and Warren Counties in addition to the City of Winchester.



HEALTH SERVICES

Winchester-Frederick County Health Department

The Winchester-Frederick County Health Department located at 150 Commercial Street offers a wide array of medical and environmental health services designed to protect the health and physical well-being of the community through treatment, prevention, education, and regulation. The Environmental Health Division is currently located at 800 Smithfield Avenue and provides inspection and permitting for local food establishments and septic systems, investigation of health related complaints, and enforcement of local health ordinances.



The Health Department is pursuing an expansion project on the existing City-owned site on Commercial Street which, when completed, would add between 7,300 and 9,200 square feet to the existing 4,800 square foot facility. It is envisioned that the Environmental Health Division could relocate to this centralized facility. Use of a temporary trailer for a migrant employees clinic was recently relocated to property owned by Frederick County Fruit Growers Association on Fairmont Avenue and is expected to be replaced by permanent building space within the next couple of years.

Winchester Medical Center & Medical Center District

Winchester Medical Center(WMC) is an entity encompassing the general hospital (formerly known as Winchester Memorial Hospital) in addition to an extensive array of comprehensive, regional health services operated under

the umbrella organization of Winchester Regional Health Systems, Incorporated. The nucleus of the WMC is a 356-bed, acute care regional referral center (hospital). The five-story hospital is situated within the Medical Center (MC) District which was established in 1983 and amended in 1990 to accommodate development of a planned medical and support complex.

The new hospital replaced the facility on Stewart Street situated within the former Hospital (H-1) District in early 1990. The new district is sometimes referred to as the Amherst Street Medical Campus to avoid confusion with the corporate entity which also operates the old Stewart Street facility as described later in this chapter. WMC currently has an attending staff of 160 physicians, virtually all of whom are board certified, representing all medical specialties.

Numerous support facilities are situated immediately adjacent to the hospital. Among the existing facilities physically linked to the hospital are; an outpatient surgi-center, an adult psychiatric pavilion, a 90,000 square foot medical office building (which also houses the Shenandoah Valley Cancer Center), an outpatient diagnostic center, and a conference facility. Facilities adjacent to but not attached to the hospital structure currently consist of a 16-bed adolescent treatment center and a day care center for children of medical center employees. A helipad is situated near the emergency room entrance.

With the exception of the day care center and the adolescent treatment center, all of the above uses are situated inside of a ring road providing access to the many functionally defined entrances to the facilities. Provisions for both vertical and horizontal expansion within this area have been made. The fifth floor of the hospital can support an additional 40 beds if needed, and a sixth floor accommodating up to 80 beds could be added in the future. Plans are currently underway to add an imaging center on the west side and additional uses inside the ring road could include a parking garage and another medical office building.

A large amount of the 100 plus acres of land already zoned for medical center uses lies to the north of the hospital and master planning for this support service area has already begun. A service road nearing completion will provide access to this area and will include a secondary loop around the ponding basin identified in the 1982 Comprehensive Plan connecting back to the primary ring road. A second day care structure was recently built in what is envisioned to become a three-building "Kiddie Campus" near the center of the district. Future support uses may include; a hotel (catering to families needing to be near the hospital), a substance abuse facility, an office/support retail complex which may include restaurant space, educational facilities for interns, nurses and allied health personnel, and a maintenance facility for the medical center campus.

A 42-acre area situated northeast of the support service area is intended for long-term care and residential uses. This could include nursing homes, rest homes, and dormitories for medical personnel. Additional areas for medical district zoning are considered based upon a master planning design development approach.

As the Medical Center expands, traffic patterns become increasingly important. The Primary Service Area consists of Winchester and the counties of Frederick and Clarke. The Secondary Area consists of Shenandoah and Warren Counties in Virginia and Jefferson, Morgan, Hampshire, Hardy, and Grant Counties in West Virginia. The Tertiary Area consists of Loudoun, Fauquier, Rappahannock, and Page Counties in Virginia and Berkeley County in West Virginia. Improvements to the Route 37 bypass and roads connecting the various medical facilities to it are critical to maintaining convenient access to this regional facility. Introduction of support retail and service uses within the district should alleviate congestion that might otherwise develop on the public street network.

The Health Services District & 333 West Cork

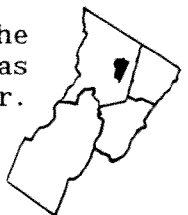
The Health Services (HS) District and the principal health service complex located at 333 West Cork Street were created following the relocation of the Winchester Medical Center to the Medical Center District on Amherst Street in 1990. The district was established as part of a comprehensive rezoning for the area surrounding the old hospital including former Hospital (H-1) District zoned land utilized for surface parking serving the former hospital. In addition to adopting the HS District as an adaptive reuse district for structures supporting the former hospital, the City rezoned adjacent H-1 parcels outside of the block defined by Cork, Clifford and Stewart Streets to the more compatible Medium Density (MR) District.

A Master Plan prepared for Winchester Regional Health Systems, Incorporated in 1990 outlines the approach suggested for adaptive reuses of the facility to support community-related medical and health programs which support the Amherst Street Medical Campus while also addressing the needs of the adjacent residential neighborhood for less intensive uses. The Master Plan outlines in detail the phased development of a "medical mall" comprising a little over 200,000 square feet after the demolition of close to forty percent of the older structure closer to Stewart Street. The demolished area is being replaced with a landscaped entry park and an improved drop-off area in front of the new porte cochere.

Upon full occupancy of the complex, parking demand will be significantly less than that associated with the hospital, and slightly below the amount of existing off-street parking situated within the HS and adjacent MR districts. Reuse of the existing MR-zoned parking lots is provided through conditional use permit approval to support HS district uses. The diversity of uses which includes a comprehensive rehabilitation center, the Physical Therapy School of Shenandoah University, a reference laboratory, and a Convalescent/Nursing Home among the larger tenants, should benefit from varying traffic generation characteristics.

Free Medical Clinic

The Free Medical Clinic of Northern Shenandoah Valley is located in the old Friendship Fire Hall at 12 East Cork Street. Since 1989 the clinic has leased this space from First Presbyterian Church for one dollar per year.



The clinic provides medical treatment of a non-emergency nature for those can not afford medical insurance or medical care costs. The clinic operates on limited hours one evening of the week. In 1989, over 1,500 patients were screened at the local clinic. No major changes are envisioned although the clinic hopes to expand its services to include a special program for nonpatient children during waiting time and to provide transportation for those needing cancer screening.

CHILD CARE

Child Care has become increasingly important as the number of single-parent families increase and as two-parent families continue to resume dual wage earning soon after having children. There will be greater pressure for employers to accommodate child care services either on-site or at locations convenient to the commuting patterns of their workers in the future. A directory of child care resources in Winchester, and Frederick and Clarke Counties prepared by the Lord Fairfax Child Care Task Force provides an excellent overview of available services. The majority of child care in and around Winchester is on a private for-profit basis although two facilities receive assistance from the City currently.

Freemont Street Nursery

The Freemont Street Nursery provides child care for working mothers in Winchester and Frederick and Clarke Counties. Located at 33 Freemont Street in the North Kent Street neighborhood, the nursery is licensed for 42 children between ages 2 and 6 and has a staff of eight in addition to a cook. The non-profit facility is funded by the City and County in addition to the United Way and sliding scale fees paid by parents. The nursery has ample outdoor play area and has no plans for expansion at this time. Improved curbside parking for drop-off and pick-up was considered as part of the 1989 Community Development Block Grant project and may be pursued if funds are available.

Winchester Day Nursery

The Winchester Day Nursery located at 133 Lincoln Street provides preschool training and day care for children of working parents. It is licensed for about forty children between the ages of 2 and 6 and receives funding from the City in addition to other sources. The nursery was enlarged in 1976 and currently there are no plans for expansion.

Other Child Care

The Child Care Resource Directory noted above identifies fifteen other licensed child care facilities, three family day care homes, and seven preschool programs in and around Winchester in 1990. Many of these facilities are associated with area churches although a number of them are tenants in strip commercial centers where appropriate outdoor play areas may be a concern.

ELDER CARE

Elder care has become increasingly divergent as larger percentages of the population reach the various definitions of elderly status. Care facilities range from those providing little more than an extended senior center such as the adult care facility proposed for the Health Services complex to critical care facilities characteristic of some nursing homes where 24-hour medical staff provides service in an institutional setting. Other locations simply cater to older residents with minimal health demands needing affordable housing. The array of elderly care facilities is likely to continue expanding as new environments are explored to best meet the varying needs of the older population. A Senior Citizens' Directory is prepared by the Health Services Committee of the Chamber of Commerce and was last updated in 1990. It provides valuable information on the array of services available to the elderly population.

Hilltop House and VanGilders, two care facilities situated just outside the City recently expanded operations. Westminster-Canterbury, a life care retirement community straddling the City-County line provides a full spectrum of care facilities including 40 nursing home beds. Four of the larger establishments situated entirely in the City are addressed below. The Commonwealth of Virginia has placed a freeze on additional nursing home beds in the Winchester area which has precluded the establishment of a nursing home in the health services district in addition to other locations in the City.

Shawnee Springs Nursing Home

The Shawnee Springs Nursing Home is located at 380 Millwood Avenue. The Home currently has 176 beds and group quarter population counts from the 1990 Census show the facility to be very close to capacity. The facility is situated on leased property adjacent to Town Run which includes substantial floodplain acreage. No expansion is anticipated at this time.

Welcome Haven Home

Welcome Haven Home is a family-owned 24-hour home for adults located at 1725 Henry Avenue. The 28-bed home had a group quarter population of 27 according to the 1990 Census. No changes are proposed at this time.

Winchester House

Winchester House is an unsupervised housing complex for persons 62 years of age and older (or 55 years if physically handicapped) located in a seven-story building at 27 South Cameron Street in downtown. The 81-unit structure was built in a fashion so as to minimize the visual impact from the adjacent historic street facade along Cameron Street and the Loudoun Street pedestrian mall. The Godfrey-Miller House, a senior fellowship hall is situated nearby with a landscaped courtyard between the two structures. A second assisted elderly housing project was proposed for the Cork Street

frontage of the Evans Home property a few years ago and is still being investigated.


Shenandoah Apartments

Shenandoah Apartments located at 2527 Wilson Boulevard contains one-story apartments for persons 62 years of age or older. The 50 apartments built in 1981 are available to rent to persons 62 years of age and older. The site is fully built out and surrounded by other apartment complexes.

OTHER SOCIAL - AND HEALTH-RELATED FACILITIES

There are numerous other facilities which address the diverse needs of the area population in addition to providing services to individuals from outside the community. Many of these facilities are dependent upon donations from the community to maintain operations.

Salvation Army



The Salvation Army provides emergency assistance to persons for shelter, financial assistance, counseling, food, and clothing. All operations are currently located at 303 South Loudoun Street in downtown. The Shelter has space for 17 men and 15 women and attempts to limit stays to one month. A major expansion program which involves relocation to a new site just north of the City has begun. Land available for horizontal expansion on the current site is limited and any exterior renovation would require architectural review since the site is within the historic district.

Rescue Mission

The Winchester Rescue Mission is located at 449 North Cameron Street and provides shelter for transient men only. The Shelter has begun capital improvements to provide shelter space for women and has temporarily closed to allow for reorganization.

Winchester New Life

Winchester New Life, formerly named Chit Chat while operated by the Caron Foundation, is located at 315 East Cork Street adjacent to the Evans Home. The center provides inpatient treatment for adults with substance abuse and chemical dependency problems. The facility can accommodate 20 patients and is often near capacity. A proposal to relocate the former Chit Chat to the Medical Center District has been put on hold. An outpatient counselling center is operated by New Life at 19 North Washington Street.

Shenandoah Valley Independent Living Center

The Shenandoah Valley Independent Living Center(SVILC) currently maintains offices at 21 South Cameron Street but will be relocating to 110 Lee Street opposite the main entrance to 333 West Cork Street in the Health Services District. SVILC will also operate Holcolm House, a residence for up to five physically disabled adults on the upper floor of the converted doctors office building. SVILC provides services to physically disabled persons in Winchester, in the form of transportation, domestic training, and therapy.



George Washington Home for Adults

The George Washington Home for Adults is located at the corners of North Cameron and East Piccadilly Streets in the former George Washington Hotel. The home provides a deinstitutionalized residence for elderly disabled and mentally impaired adults on the first four floors of the building. The 1990 Census placed the group quarter population at 106 persons.

Henry and William Evans Childrens Home

The Henry and William Evans Childrens Home(Evans Home) is located at 330 East Leicester Street immediately southeast of New Life, Inc. on East Cork Street. The Evans Home provides a residence for abused children and children ages 5 to 17 who are referred to the home after foster home care is not available. There are no plans for expansion and a recent land subdivision plat was prepared to allow for the sale of excess property for the proposed Winchester House II project.

PUBLIC SAFETY

The City police and fire/rescue departments both maintain administrative headquarters in a former commercial office building now known as the Public Safety Building at 126 North Cameron Street. The location is generally convenient to the downtown business district, the City Hall, and the courts although it is somewhat separated from them. The building has inadequate space particularly for police. The existing space is not well arranged for efficient use by the two departments and there are parking and access problems for employees and visitors. A second story addition to the rear of the building would help alleviate overcrowding somewhat in the immediate future although, in the long run, the Police Department may need to be relocated to new facilities.

Police Department

The Police Department consists of 46 sworn officers and 15 civilian support personnel. The department provides dispatcher staff for the communications center which recently installed enhanced 911 service.

Approximately 90 percent of the centers user-time is related to police activities. The 911 service is being developed on a regional basis with Frederick County and should become more effective once street addresses are developed for all parts of the County.

In addition to traditional law enforcement responsibilities, the department handles animal control and abandoned/inoperable vehicles. In 1986 the department joined the regional drug task force which includes the counties of Frederick, Clarke, Warren, Shenandoah, and the Town of Front Royal. The department also supports Neighborhood Watch groups, DARE (Drug Abuse Resistance Education), and IDENT-A-KID programs.


Fire and Rescue Department

Fire protection within the City of Winchester is provided by a combination paid and volunteer department. The combination system includes four volunteer fire companies which are in part supported by contributions from the City. In addition, the City employs 13 full-time firefighters, four lieutenants, two captains and a chief. The word "Rescue" was added to the department title in 1991 to acknowledge increasing activity in this area. Qualified personnel, either paid or volunteer, are on duty 24 hours a day, seven days a week, in each fire station.

The four volunteer stations consist of three engine companies and one ladder company which, together, are equipped with eight pumps. Two of the four stations are located within the central business district. Another is located in the southern area of the City near the primary industrial area. The fourth station is located in the east of the City. This fourth location provides fire protection for an area of the City which had been somewhat isolated from fire protection by the railroad.

The equipment maintained by the four companies is modern, efficient, and exceeds the specifications for a city this size. According to standards of the Insurance Services Office, Winchester exceeds its minimum required fire flow- approximately 4,000 gallons per minute. Winchester presently has a minimum pumping capacity of 10,500 gallons per minute. With four fire companies Winchester has an unusually high number of stations for a city of its population by standards of the Insurance Services Office. It is not anticipated that additional fire stations will be needed during the period of the plan; however, it is possible that a realignment or relocation will be needed to improve overall public safety and fast response as development continues to the west and the south.

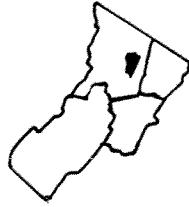
Winchester Regional Fire Training Center



The Regional Fire Training Center is situated near the Old Sewage Treatment Plant at the end of Woodstock Lane in eastern Frederick County. It is utilized primarily by Winchester, Frederick County and Warren County fire fighters, although companies from a much larger area train at the center from time to time. In addition to numerous structures, the center also is pursuing grading and fencing work which will allow for training around a recently donated railroad tank car.

Emergency Medical Services

Emergency medical and rescue services in Winchester are provided by the Winchester Volunteer Rescue Squad. These services are supplemented by two commercial ambulance services which provide routine non-emergency patient transfers. Mutual aid is also available and provided to Frederick, Clarke, Warren, and Shenandoah Counties and into West Virginia when required. The Rescue Squad is located in a building at 600 Millwood Avenue. From this location any point in the City can be reached within five minutes. The nearby ramps of I-81 also make the northern and southern portions of Frederick County readily accessible. The Rescue Squad currently operates one medium duty crash truck, one heavy duty crash truck, five Class C (Advanced Life Support) ambulances, one cardiac response vehicle and one boat. Radio communications incorporates medical telemetry to the local hospital. In addition, the Squad has full water rescue including SCUBA equipment.



The Winchester Volunteer Rescue Squad is primarily a volunteer operation but includes six paid EMS personnel. The Headquarters is manned 24 hours per day, 7 days per week. There appears to be no need for additional land or building space in the foreseeable future. Furthermore, the establishment of EMS facilities in Frederick County at Middletown, Clearbrook, Greenwood, and Timber Ridge in addition to a small service at Shawneeland make it unlikely that additional equipment will be needed other than on a replacement basis. The provision of emergency services was one of the topics addressed by a committee of the 2020 Taskforce. The committee recommended that joint emergency services for Winchester and Frederick County be pursued to provide a more efficient system utilizing the centralized dispatching capabilities being developed with the enhanced 911 system.

JUDICIAL AND DETENTION

Winchester-Frederick County Joint Judicial Center

The Joint Judicial Center (JJC) located at 5 North Kent Street was completed in 1984 and houses most of the judicial functions for the City and the County as called for in the 1982 Comprehensive Plan. The building includes two unfinished courtrooms for future expansion as well as space for the Frederick County Sheriff's Department. Construction of the JJC was timed with construction of the Court Square Auto Park situated across from the JJC along the south side of Boscawen Street between Cameron and Kent Streets. The 1982 Plan provides a more indepth overview of the study prepared by VVKR Partnership in 1978 to analyze court and administrative office needs for the two jurisdictions.



In addition to courtrooms, judges chambers, and Commonwealth Attorneys offices, the four-level JJC includes convenient offices for the circuit clerks of both jurisdictions. The proximity of the City and the

County clerks offices makes public records research much more efficient particularly in cases where research is being conducted for properties which may have been affected by annexation. Both the City and County Sheriff's offices are in the building and a sally port provides secure access for persons being transported from the jail to the courts.

Regional Jail



The Clarke-Frederick-Winchester Regional Adult Detention Facility (Jail) situated in the Fort Collier industrial park immediately north of the City was built in 1990 to replace antiquated facilities on South Cameron Street described below. The \$12.5 million dollar jail contains 224 cells and was constructed on a cooperative basis with fifty percent of the cost paid by the State, 22.5% paid each by Winchester and Frederick County, and five percent paid by Clarke County. The facility shares a twenty acre site with the work release facility described below.

Work Release Facility



The Clarke-Frederick-Winchester Regional Work Release Facility was completed just prior to the adjacent regional jail described above. It provides a 75-bed detention facility which can be doubled in size without having to expand core facilities such as intake processing, laundry, and food preparation. It was financed in a manner similar to that of the jail.

Cameron Street Jail



The Cameron Street Jail, built in 1845, which served as the City and County Jail up to 1990 is located at 317 South Cameron Street. The three-level Georgian style building is on a half-acre site enclosed by a 15-foot brick wall. Depending upon future needs, the building may be more productively adapted for a use more compatible with the historic district surroundings which recently were rezoned to Residential-Business District (RB-1). Off-street parking, other than inside the grass courtyard, is limited. The facility currently serves as the detoxification center and court services center which were previously located in Fairfax Hall on South Cameron Street.

TRANSPORTATION/TRANSIT

While transportation is the subject of a separate chapter of this plan, there are a number of transportation and transit-related facilities which are better addressed under the Community Facilities heading. These include multimodal terminals such as the inland port and the airport, as well as facilities housing maintenance services such as the VDOT garage and the City Yard/Transit Depot.

CITY TRANSPORTATION/TRANSIT

City Yard

The City Yard, located along the east side of the railroad between Cork Street and Pall Mall Street, includes the Transit Facility described below. The Yard houses all of the public works maintenance equipment including the City-owned and operated refuse collection equipment. A number of enclosed and semi-enclosed structures provide shelter for seasonal equipment as well as offices for public works shop personnel. The purchasing function is also handled at the yard and work is proceeding on additional office space at the site.

The site is irregular in shape and has considerable topographic constraints as well as somewhat undesirable access at Cork Street near the railroad crossing. Additional access is provided to Pall Mall Street, the only grade-separated railroad crossing in the City other than the one proposed for Jubal Early Drive. An access to East Leicester Street is also available but seldom utilized. Filling of the old quarry and grading work near the center of the site has expanded the usable space and provides an area for future storage building construction. No major changes are proposed at this time.

Transit Facility

The main component of the transit facility is a transit garage constructed in 1984 with a grant from VDOT. The garage is located at the south end of the city yard described above. The garage provides protection for transit vehicles in addition to needed repair and washing facilities. A large unpaved area at the southeast corner of the site provides outdoor parking for the City school buses owned by the School Board. In 1990, a new fuel dispensing facility was added between the garage and Pall Mall Street.

The Winchester Transit System, also known as WinTrans, currently operates 11 buses through the City on six routes which are established according to market studies. Buses also run in Frederick County to serve Westminster Canterbury and Sunnyside to the north and Route 7 near the Winchester Mall on the east. One handicap accessible van is also available with 24-hour prior notice during normal operating hours. There are currently 3 bus shelters with heaviest use at the central transfer point opposite City Hall on Cameron Street. The two other shelters are located on North Braddock Street between Amherst and Piccadilly Streets and across from the old hospital on Stewart Street. A shelter previously existed on Weems Lane near the Wards Plaza but was not replaced following storm damage.


Parking Garages and Lots

There are two existing parking garages and one nearing completion in the downtown. Detailed information on the number of parking spaces in these facilities, as well as within the seven surface parking lots managed by the

Winchester Parking Authority, is provided in the chapter addressing the Central Business District and downtown parking. No major changes are proposed at this time, although the redevelopment of the McCormac lot in between the Judicial Center and Cameron Street to a landscaped government plaza or an administrative office site would reduce or eliminate many of the current spaces unless they are situated below grade.


REGIONAL TRANSPORTATION FACILITIES

Winchester Regional Airport



The Winchester Regional Airport is located approximately one mile southeast of the intersection of I-81 and Route 50 on Airport Road in eastern Frederick County. The General Utility airport is operated by the Winchester Regional Airport Authority representing Frederick, Clarke, Warren, and Shenandoah Counties in addition to the City. More details about the major capital improvements underway at the airport are included in the Transportation chapter of the Plan.

Regional Transportation Headquarters



The Virginia Department of Transportation (VDOT) maintains a Winchester Area headquarters and shop facility at 1550 Commerce Street. This complex serves as an equipment and materials storage facility in addition to being a shop for all of Frederick County and part of Clarke County. There are two other headquarters in Frederick County without shop facilities. Plans currently call for relocation of this facility to a more convenient area outside the city. Future use of the CM-1 zoned Commerce Street site has not been decided.

Inland Port

The Virginia Inland Port located on Route 522 South in Warren County is a rail-truck transfer facility which is linked via railroad to Norfolk/Hampton Roads 110 miles to the southeast. It offers an alternative to truck traffic that might otherwise use ports north of Hampton Roads. The 159 acre facility opened in early 1989 and is operated by the Virginia Port Authority.

UTILITIES AND COMMUNICATIONS

In addition to traditional review of water, sewer, and stormwater, this section addresses utilities and communication facilities which are not under local government control but which play an important role in how the community develops and the resulting quality of life experienced by its residents. New technologies will greatly affect the manner in which these facilities and services are provided.

CITY UTILITIES

Water System

The City of Winchester owns, operates and maintains a municipal water system that serves the City and portions of Frederick County. The source of the water is the North Fork of the Shenandoah River. Both the intake and treatment facility are located some 17 miles south of Winchester in Warren County. The treatment facility known as the Percy D. Miller Water Treatment Plant has a current treatment capacity of 10 Million Gallons Per Day. Average consumption is now 6.1 million gallons per day with a peak demand exceeding 7.6 million gallons per day.

In addition to the treatment facility and the 24" transmission main, which transports the finished water to the City limits, the City maintains three ground water storage facilities and one elevated storage tank with a combined storage capacity of 10.1 million gallons. This storage provides additional water to the City customers to meet peak demands and provide fire protection.

The distribution system is comprised of water mains ranging from 2" to 16" in size which deliver the water to each individual customer. (distribution map attached) The system services approximately 10,000 direct City customers along with providing wholesale service to the Frederick County Sanitation Authority and the towns of Middletown and Stephens City.

Recent and ongoing studies of the water supply, treatment facility and its distribution system indicate that under present conditions the North Fork of the Shenandoah River could provide 14.3 million gallons of water a day for use by the City of Winchester and its wholesale customers. This supply would be adequate to meet the needs of the City through the year 2020. However, with the growth in the City and development within Frederick County, additional water sources will need to be developed to meet the regional demand for water.

The ability to provide utilities such as water is critical to the growth and well-being of the City and County and their economic growth. An adequate water supply and the ability to deliver will have a powerful influence on growth patterns and land usage within the region.

Sewer System

The City of Winchester sanitary sewer system serves virtually all developed areas of the City. Because of the geology of the area, the existence of the central sewer is essential to the development in the Winchester and Frederick County area.

The City of Winchester owns, operates and maintains the collection system within the City limits and in a small portion of Frederick County. All City wastewater is transported through a main trunk interceptor which follows Abrams Creek. The City flow is then discharged into a regional interceptor which serves both the City of Winchester and the Frederick

County Sanitation Authority. The final destination of the wastewater for treatment and reclamation is the Opequon Water Reclamation Facility. Both the regional interceptor and the water reclamation facility are owned by the Frederick - Winchester Service Authority, which is a regional authority providing wastewater treatment for the City and County.

The Opequon Water Reclamation Facility utilizes an activated sludge treatment process to reclaim the wastewater before discharging into the Opequon Creek. This facility was activated in July of 1988, with a permitted capacity of 5.0 million gallons per day. The average daily flow at the facility at this time is 4.1 million gallons per day. The performance of the facility has been such that the Frederick - Winchester Service Authority has requested an upgrade in the flow capacity to 6.25 million gallons per day in its permit renewal request.

In the short term with a discharge upgrade, Winchester and Frederick County should have adequate capacity to meet the needs of development. The location of the Opequon Facility allows for an ultimate capacity of 20 MGD to be constructed.

Stormwater Management

The function of the storm drainage system is to collect and carry rain water to some natural water course or body of water in such a way as to prevent flooding and to prevent the accumulation of stagnant surface water which could endanger the public health.

The City's storm drainage system supplements or replaces the natural drainage system using pipes, open channels or ditches in developed areas and using protected natural drainage channels in others. Streets with curbs and gutters form essential elements of the storm drainage system. Flooding from heavy rains is often aggravated by manmade features. This is not unusual in developing areas where land cover characteristics are changing from predominantly pervious surfacing to a large proportion of impervious cover with associated higher storm runoff. Construction of paved streets, paved parking areas and roofed structures increases materially the quantity of runoff as well as the rate of runoff. The effect of increased and more rapid storm runoff is particularly serious during higher intensity rainfall. In many instances storm drains, culverts and bridges which were fully adequate when originally constructed become inadequate as the tributary watershed reaches a higher level of development. As storm drainage facilities are increased in capacity to make possible conveyance of storm flow from rainfall of higher intensities, a balance is reached between construction cost and storm damage. At some point it becomes more economical to pay for property damage and accept the nuisance and local discomfort resulting from the infrequent high intensity rain storms than to assume the burden of additional construction costs for substantially larger drains to avoid such damages.

An engineering report prepared by Alexander Potter & Associates in 1977 presents a comprehensive analysis of storm drainage problems in Winchester and recommends improvements necessary to avoid flooding from higher intensity storms which occur about one in 10 years. The cost of

correcting existing deficiencies in the system will lie primarily with the City. The cost for future improvements will be shared by the City and developers. The report makes the critical point that drainage facilities related to land development must be coordinated with needs of the entire watershed and cannot be considered as an isolated problem in a small area of the community. Separate and apart from the public interest in orderly development, it is necessary to incorporate sufficient drainage capacity in downstream areas to ensure effective removal of storm runoff to main conveyance channels. Since future development must be anticipated, it is necessary to make provision in each subdivision not only for its own immediate drainage needs, but also for the overall requirements of the upland area of the drainage basin in which the subdivision is situated. As a result, a greater burden of the cost of drainage facilities may be imposed on developers of lower lying areas as compared with developers operating on upland tracts. In any event, the City must maintain a comprehensive storm drainage improvement plan in order to judge the necessity of specific improvements as land is developed.

The City's natural surface drainage flows mainly to Town Run, Abrams Creek and partly to Redbud Run. A large part of the watershed inside the southern sections of the City drains to Buffalo Lick and Hogue Runs. Of the several improvements recommended in the Drainage Plan, Phase I and Phase II of the Town Run improvement were completed a number of years ago and Phase III for the area along Amherst Street is included in the Capital Improvement Plan. Abrams Creek, in the vicinity of Valley Avenue, was completed in 1979; the first phase of the Kent Street Trunk improvement has been completed and Phase II is scheduled to begin in the near future to allow for stormwater to be received from the storm sewers being installed along Kent Street and Baker Lane as part of the 1989 CDBG program. The bridge over Town Run at Cork Street was replaced in 1989.

For the immediate future, the completion of the Town Run project is the first priority improvement. Abrams Creek in the vicinity of Valley Avenue is second priority followed by the Kent Street trunk improvement. There are numerous other projects needed in various sections of the City. It is anticipated that the City will maintain an ongoing program for storm drainage improvements. Where possible Community Improvement Grants will be sought to help improve drainage in low and moderate income areas. It should be emphasized again that elements of the storm drainage plan should be incorporated in all new developments as they occur.

OTHER UTILITIES

Electricity

Electricity for the area is provided by Potomac Edison, a subsidiary of Allegheny Power System, Incorporated. A full range of domestic and industrial power is available through a network relying overwhelmingly upon coal-fired generation plants. Local offices and yards are situated south of the City on Route 11. Major expansion of the system recently included the installation of the 138kV Bartonsville-Stonewall/Redbud transmission line situated along the Route 37 corridor around the west side of the City. In addition to providing additional capacity for growth in Frederick County,

the line allowed for relief of overloaded facilities in the City and has resulted in the removal of some substations in the City.

Gas

Natural Gas service is provided by Shenandoah Gas, a wholly-owned subsidiary of Washington Gas Light of Washington, D.C. Shenandoah Gas provides service to approximately 46 industrial, 890 commercial, and 2900 residential customers in the City and County. Primary distribution lines, fed by five major regulator stations are located throughout the City. New facilities are extended to meet the needs of urban growth including the Meadow Branch development and the Winchester Medical Center. Existing facilities have recently been reinforced with 12- and 8-inch lines to meet projected demands. In 1990, approximately 450 new customers are anticipated. Company offices are located south of the City near the intersection of I-81 and Route 37.

COMMUNICATIONS

Telephone

Telephone Service is provided in the community by Cheseapeake and Potomac Telephone Company of Virginia (C&P). C&P Telephone is part of the Bell Atlantic Company and maintains offices at 120 North Braddock Street. A second C&P building is located off of Millwood Avenue near the interstate but is no longer utilized. C&P's work center (yard) is located near Shenandoah Gas offices near the intersection of I-81 and Route 37 South. C&P is currently taking steps to provide cellular telephone service. Also, C&P facilities to support fiber optic cable are being constructed along Cedar Creek Grade and near the Route 17/50/522 interchange of I-81. Additional fiber optic facilities will be installed to serve City and County office and industrial areas.

Shenandoah Cellular maintains an office in Edinburg and began providing cellular telephone service to Winchester in December of 1990. An antenna is situated on the tower behind National Fruit and an office is expected to open in the City in 1991. As the sole wireline franchisee, Shenandoah serves a six county area comprised of Clarke, Frederick, Page, Rappahannock, Shenandoah, and Warren Counties. A wireless franchisee serving the area has yet to begin operations, but would probably make use of the same tower to serve the cell covering Winchester.

Cable and Local Television

Cable television is available in all parts of the City with service provided from a studio and transmitting facility located just north of the City on Route 522. The current franchisee is Adelpia Cable Communications. Local programming, including news, weather and live broadcast of monthly City Council meetings is provided over the local access station of cable television. Low-voltage local television was recently established in Winchester over channel 48 by Ruarch Associates.

Radio

Numerous radio stations serve the Winchester area and at least three stations broadcast from the area providing a wide range of programming. Within the City, WINC operates on both an AM and FM frequency with transmitting facilities situated adjacent to the studios at 520 North Pleasant Valley Road. WUSQ and WTRM also operate locally on the FM frequency. Public radio reaches the area from West Virginia and Washington, D.C.

Newsprint

Two daily (except Sunday) newspapers and one monthly paper cover news in the Winchester area. The Winchester Star with offices and printing facilities at 2 North Kent Street has the largest circulation in the City and contains the legal ads for City matters. It is an evening paper. The Northern Virginia Daily, a morning paper, maintains a branch office at 14 West Boscawen Street. The North Valley Business Journal provides business news on a monthly basis. It maintains offices at 133 West Boscawen Street. The Washington Post and Richmond Times-Dispatch are among other larger newspapers available locally everyday.

OTHER COMMUNITY FACILITIES

FACILITIES IN WINCHESTER

Post Office

The Main Post Office serving the Winchester area is located at 340 North Pleasant Valley Road and was renamed in 1990 for J. Kenneth Robinson, a former U.S. Congressman serving the area. A branch office is located in Old Town on the Loudoun Street mall. No changes are contemplated for these facilities in the next three to five years.

Armory

The National Guard Armory is located at 608 Millwood Avenue on a 2.4 acre tract owned by the City of Winchester and managed in cooperation with the Recreation Department at Jim Barnett Park. In addition to administrative offices, the 16,400 square-foot armory includes a 6,000 square-foot drill hall which has been used occasionally for local trade shows. The armory was built in 1940.

Agricultural Station

The Agricultural Station at 2500 Valley Avenue is operated by Virginia Polytechnic Institute and State University (VPI&SU) located in Blacksburg, Virginia. The experimental station supports research in agriculture and offers expertise to farmers and fruit growers in the area. Tentative plans


call for relocation of most if not all operations to the field station site in Frederick County. The current 10.5 acre site is zoned highway commercial and contains approximately 4,000 square feet of office space and over 10,000 square feet of research and shop area including a 2,400 square foot greenhouse. Numerous flowering trees on the site provide a park-like setting which should be taken into account with redevelopment plans.

Animal Shelter

The City animal shelter is located at 115 Featherbed Lane and is operated by the Society for the Prevention of Cruelty to Animals (SPCA). The shelter impounds nearly 3,000 animals annually. A relocation to accommodate a large development on the CM-1 zoned site is contemplated.

FACILITIES IN FREDERICK COUNTY

Sanitary Landfill



The City and Frederick County jointly own a sanitary landfill located in the county east of the City near Route 50. The land and equipment are jointly owned by the City and the County; the landfill is operated by the County. In addition, the City operates a pilot recycling program which reduces the quantity of material to be taken to the landfill. It is planned to expand this program to include all parts of the City.

The current landfill site is rapidly being depleted as refuse tonnage continues to mount in the face of much new development within the County and the City. A new site of approximately 157 acres was purchased from the adjoining property owners of the existing landfill in 1986. This should give the City and County adequate land to expand their landfill operations to serve their needs for the immediate future. In the more distant future there is a potential to recover useful materials and energy from solid waste. This potential should be evaluated in the light of developing technology and periodic re-evaluation of future needs for solid waste disposal.

Department of Motor Vehicles

The Department of Motor Vehicles (DMV) for the Commonwealth of Virginia maintains a full-service facility on Route 11 immediately south of the City in Frederick County.